

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #7 Zoning Cycle II (Oct. 1981-Apr. 1982)  
Property Owner: Leonard Billian  
Page 2  
September 25, 1981

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-16B, as amended, indicate "No Planned Service" in the area.

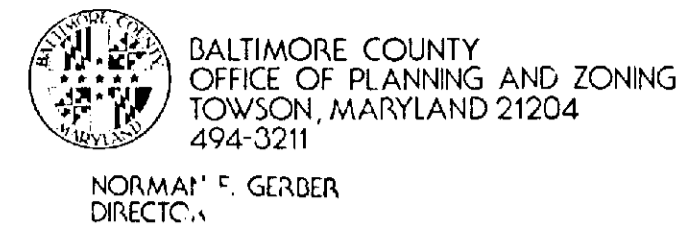
Very truly yours,

*Robert A. Morton*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:iss

cc: Jack Wimbley

S-SW Key Sheet  
42 NW 16 & 17 Pos. Sheets  
NW 11 D & E Topo  
63 Tax Map



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

NORMAN F. GERDER  
DIRECTOR

October 29, 1981

Mr. William Hackett - Chairman  
Board of Appeals  
Room 219 - Court House  
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #7, Zoning Cycle II, - 1981, are as follows:

Property Owner: Leonard Billian  
Location: E/S Keller Avenue 134' S along centerline of Hillside Avenue  
Acres: 9  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Any subdivision of the property will require compliance with Title 22 of the Baltimore County Code.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development

JLW:rh



STEPHEN E. COLLINS  
DIRECTOR

October 8, 1981

Mr. William Hackett  
Chairman, Board of Appeals  
Office of Law, Courthouse  
Towson, Maryland 21204

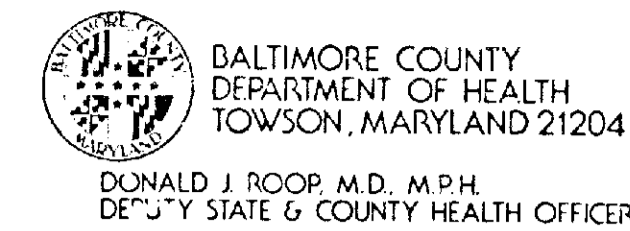
Cycle II - Meeting of September 14, 1981  
Item No. 7  
Property Owner: Leonard Billian  
Location: E/S Keller Avenue 134' S. along centerline of Hillside Avenue  
Existing Zoning: R.C. 5  
Proposed Zoning: D.R. 1  
Acres: 9  
District: 3rd.

Dear Mr. Hackett:

The existing R.C. 5 zoning for this site can be expected to generate approximately 50 trips per day and the proposed D.R. 1 zoning can be expected to generate 110 trips per day.

*Michael S. Flaminio*  
Michael S. Flaminio  
Traffic Engineering Associate II

MSF/rlj



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

September 30, 1981

Mr. Walter Feiter, Chairman  
Board of Appeals  
Court House  
Towson, Maryland 21204

Dear Mr. Feiter:

Comments on Item #7, Zoning Advisory Committee Meeting for Cycle II, are as follows:

Property Owner: Leonard Billian  
Location: E/S Keller Avenue 134' S. along centerline of Hillside Avenue  
Existing Zoning: R.C. 5  
Proposed Zoning: D.R. 1  
Acres: 9  
District: 3rd

Private water wells and sewage disposal systems are proposed. The existing dwelling located onsite is presently served by a drilled well and sewage disposal system.

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and sewerage systems must be complied with prior to approval of building applications and/or tentative subdivision plans.

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP/mgt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William Hackett- Chairman  
Board of Appeals  
CC: Nick Commodari  
FROM: Charles E. Burnham  
Chairman of Board of Appeals  
SUBJECT: Cycle II - 1981  
Item #7 Zoning Advisory Committee Meeting - 9-14-81  
Property Owner: Leonard Billian  
Location: E/S Keller Avenue 134' S. along centerline of Hillside Avenue  
Existing Zoning: R.C. 5  
Proposed Zoning: D.R. 1  
Acres: 9  
District: 3rd

Any proposed construction on this site shall comply with the requirements of the Baltimore County Building Code in force at the time and other applicable codes, rules and regulations.

Permits shall be required for all improvements to the property and work shall not begin until such permits are secured.

*Charles E. Burnham*  
Charles E. Burnham  
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 9/22/81

Mr. Walter Feiter  
Chairman, Board of Appeals  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Zoning Cycle #11 - 1981  
Meeting of 9/14/81

RE: Item No: 7  
Property Owner: Leonard Billian  
Location: E/S Keller Avenue 134' S. along centerline of Hillside Ave.  
Present Zoning: R.C. 5  
Proposed Zoning: D.R. 1  
Acreage: 9

School Situation

School	Enrollment	Capacity	Over/Under
--------	------------	----------	------------

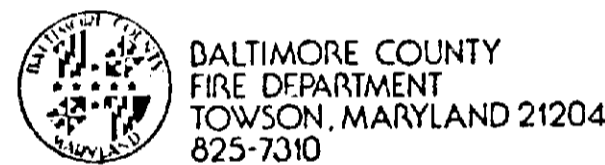
Comments: Since the rezoning would only mean an increase of 4 or 5 lots the effects would be minimal as far as the educational system is concerned.

Student Yield With:

Existing Zoning	And	Proposed Zoning
Elementary		
Junior High		
Senior High		

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



PAUL H. REINCKE  
CHIEF

October 9, 1981

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Leonard Billian

Location: E/S Keller Avenue 134' S. along centerline of Hillside Avenue

Item No.: 7 Zoning Agenda: Meeting of September 14, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reincke* Noted and Approved: *George M. McConnell*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK /mb/cm

Since there must be some limit to the period of time within which a decision should be made and communicated to the Board, it has been decided that all requests for postponements made pursuant hereto must be delivered in writing to the Board on or before March 15, 1981.

The Board has attached one very important provision to its willingness to co-operate in the granting of postponements for the purpose outlined above, which is that it will not countenance the use of the reasons given above for a postponement for other reasons and, therefore, if a case is postponed for the reason given above it must remain inactive until there is a definitive action from the courts. Therefore, parties are cautioned that if they do, in fact, seek a postponement because of the doubt surrounding the validity of the enactment of the 1980 comprehensive maps, they will be required to wait until there is a decision from the courts on the question before the Board will again assign their case no matter how long the case is suspended.

The purpose of this communication is to alert all parties of record involved of the Board's intention if a request is timely submitted.

Very truly yours,

*William T. Hackett*  
William T. Hackett, Chairman

WTH:e

September 30, 1981

Mr. Walter Reiter, Chairman  
Board of Appeals  
Court House  
Towson, Maryland 21204

Dear Mr. Reiter:

Comments on Item #7, Zoning Advisory Committee Meeting for Cycle II, are as follows:

Property Owner: Leonard Billian  
Location: E/S Keller Avenue 134' S. along centerline of Hillside Avenue  
Existing Zoning: R.C. 5  
Proposed Zoning: D.R. 1  
Acres: 9  
District: 3rd

Private water wells and sewage disposal systems are proposed. The existing dwelling located onsite is presently served by a drilled well and sewage disposal system.

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and sewerage systems must be complied with prior to approval of building applications and/or tentative subdivision plans.

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Very truly yours,

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJT/JRP/mgt

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: William Hackett- Chairman  
Board of Appeals  
CC: Nick Commodari  
FROM: Charles E. Burnham  
Cycle II - 1981  
SUBJECT: Item #7 Zoning Advisory Committee Meeting - 9-14-81

Date: September 22, 1981

Property Owner: Leonard Billian  
Location: E/S Keller Avenue 134' S. along centerline of Hillside Avenue  
Existing Zoning: R.C. 5  
Proposed Zoning: D.R. 1

Acres: 9  
District: 3rd

Any proposed construction on this site shall comply with the requirements of the Baltimore County Building Code in force at the time and other applicable codes, rules and regulations.

Permits shall be required for all improvements to the property and work shall not begin until such permits are secured.

*Charles E. Burnham*  
Charles E. Burnham  
Plans Review Chief

CEB:ir,j

RECEIVED  
BALTIMORE COUNTY  
SEP 22 10 57 AM '81  
OFFICE OF PLANNING & ZONING

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

January 18, 1982

Mr. Leonard Billian  
5610 North Northumberland Street  
Pittsburg, Pennsylvania 15217

RE: Petition for Reclassification  
E/S Keller Ave., 134' S along centerline of Hillside Ave.  
Leonard Billian - Petitioner  
Cycle #2 - Item #7

Dear Mr. Billian:

This is to advise you that \$96.89 is due for the first advertising of the above property. Two additional bills will be forwarded to you in the near future. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEL:mch

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

March 5, 1982

Mr. Leonard Billian  
5610 N. Northumberland St.  
Pittsburg, PA 15217

RE: Petition for Reclassification  
E/S Keller Ave., 134' S of Hillside Ave.  
Case #R-82-184

Dear Mr. Billian:

This is to advise that \$52.75 is due for the 2nd full page add of the cycle 2 billing. You have already been billed for the 1st full page add. A third bill for the individual advertising and posting of the above property will be forthcoming. All bills must be paid before an order is issued.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland, 21204, as soon as possible.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

March 23, 1982

Newton A. Williams, Esquire  
204 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Re-classification  
E/S Keller Ave., 134' S of Hillside Ave.  
Leonard Billian - Petitioner  
Case #R-82-184 Item #7 - cycle II

Dear Mr. Williams:

This is to advise you that \$54.00 is due for advertising and posting of the above property. THIS IS THE FINAL BILL. Note: \$52.75 due for 2nd full page add which was billed March 5, 1982.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

cc: Leonard Billian  
5610 N. Northumberland Street  
Pittsburg, PA 15217

## PETITION FOR RE-CLASSIFICATION

3rd DISTRICT

ZONING: Petition for Re-classification  
LOCATION: East side of Keller Avenue, 134 feet South of Hillside Avenue  
DATE & TIME: Tuesday, March 30, 1982 at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing:

Present Zoning: R.C. 5  
Proposed Zoning: D.R. 1

All that parcel of land in the Third District of Baltimore County

Beir the property of Leonard Billian as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 30, 1982 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF  
WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY



SPELLMAN, LARSON  
& ASSOCIATES, INC.

SUITE 113 - JEFFERSON BUILDING  
105 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
823-3535

ROBERT E. SPELLMAN, P.E.  
JOSEPH L. LARSON  
LOUIS J. HASECKI, P.E.  
ALBERT REMY  
MARK C. MARTIN

DESCRIPTION FOR REZONING, BILLIAN PROPERTY, KELLER AVENUE, THIRD DISTRICT, BALTIMORE COUNTY, MARYLAND

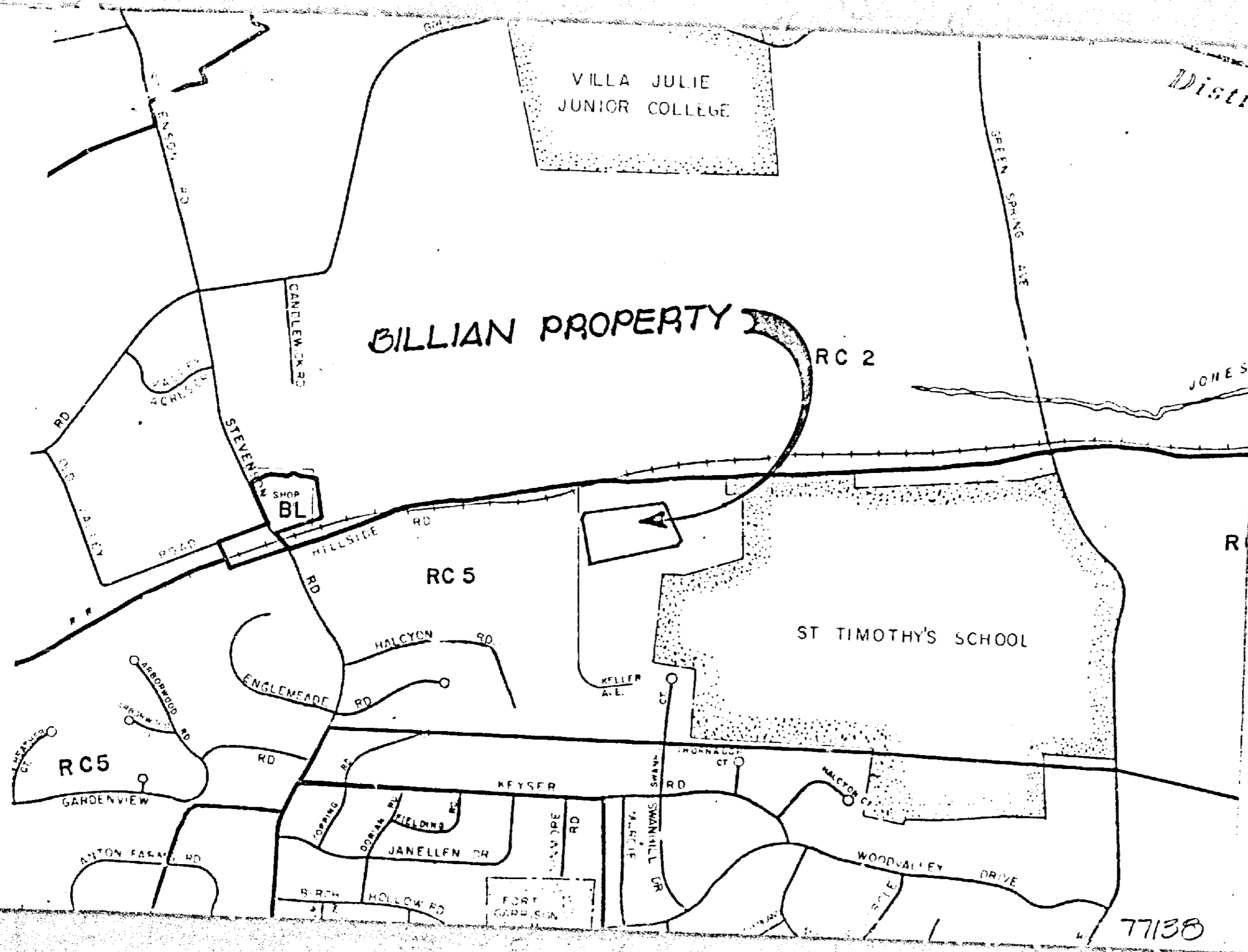
Beginning for the same at a point on the East side of Keller Avenue said point of beginning being 134 feet Southerly measured along the center line of Keller Avenue from the center line of Hillside Avenue and south-easterly 20 feet and running thence North 87 Degrees 00 Minutes 00 Seconds East 752.40 Feet South 19 Degrees 49 Minutes 51 Seconds East 407.13 Feet South 4 Degrees 21 Minutes 12 Seconds West 34.34 Feet South 78 Degrees 57 Minutes 50 Seconds West 518.54 Feet South 87 Degrees 29 Minutes 16 Seconds West 353.60 Feet and North 04 Degrees 09 Minutes 18 Seconds West 451.70 Feet to the East side of Keller Avenue herein referred to and running thence and binding thereon Northeasterly by a curve to the right with a radius of 310 feet the distance of 5.95 feet and Northeasterly by a curve to the left with a radius of 300 feet the distance of 37.00 feet to the place of beginning.

Containing 9.00 acres of land more or less.

8/28/81







BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 106840

DATE April 1, 1982 ACCOUNT 01.662

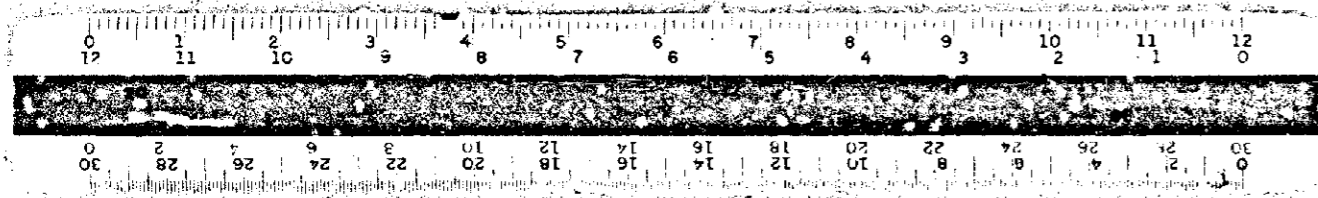
AMOUNT \$106.75

RECEIVED FROM: Leonard Billian

FOR: 2nd full page ad \$52.75, Posting & Advertising \$54.00  
Case #B-82-184, Cycle II

106.75

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 105731

DATE 3/4/82 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM: Spellman, Larson & Assoc.

FOR: filing fee for case #R-82-184 (Billian)

50.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 105730

DATE 3/2/82 ACCOUNT 01-662

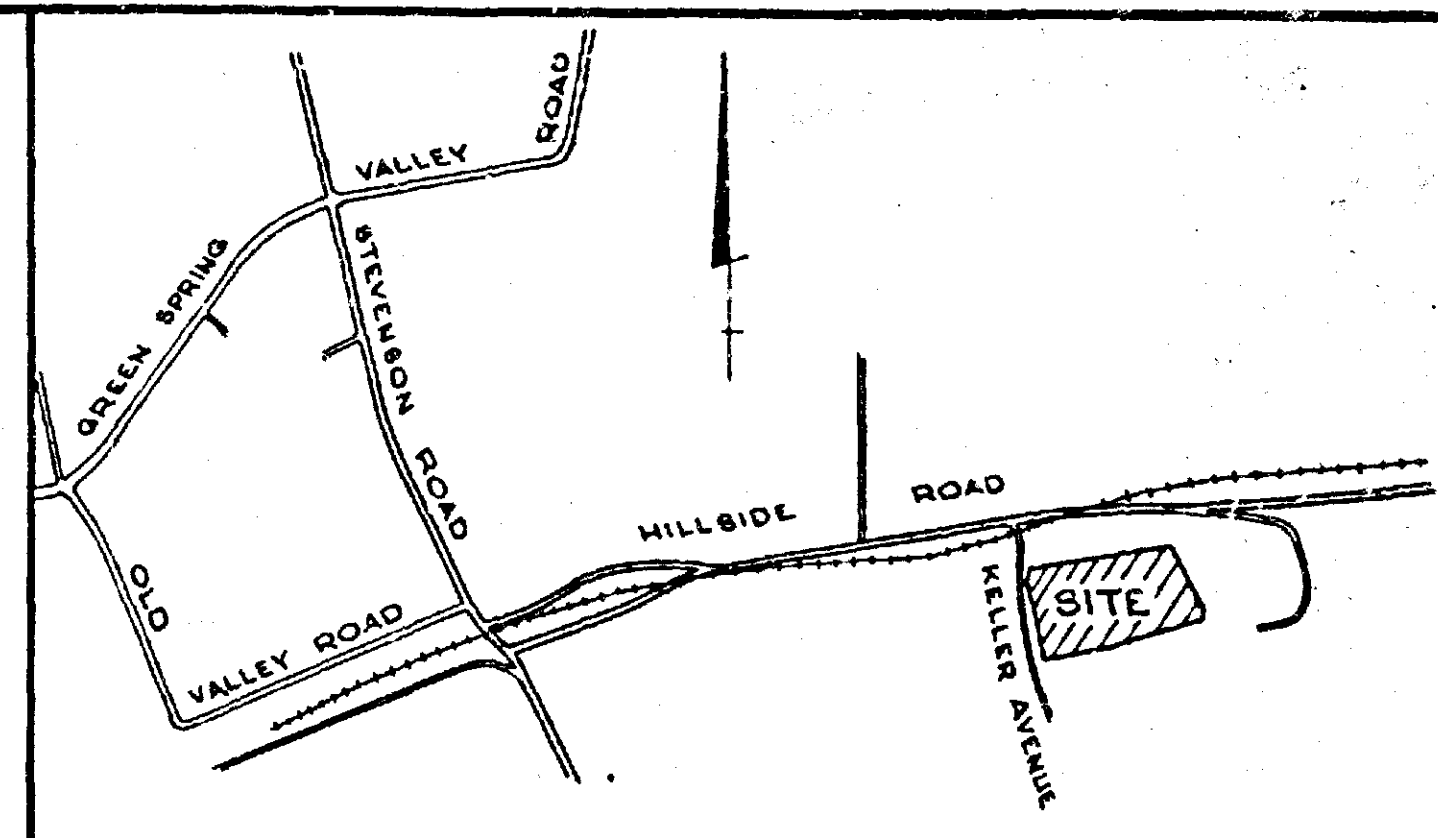
AMOUNT \$96.89

RECEIVED FROM: Leonard Billian

FOR: 1st full page add of Case #R-82-184

96.89

VALIDATION OR SIGNATURE OF CASHIER

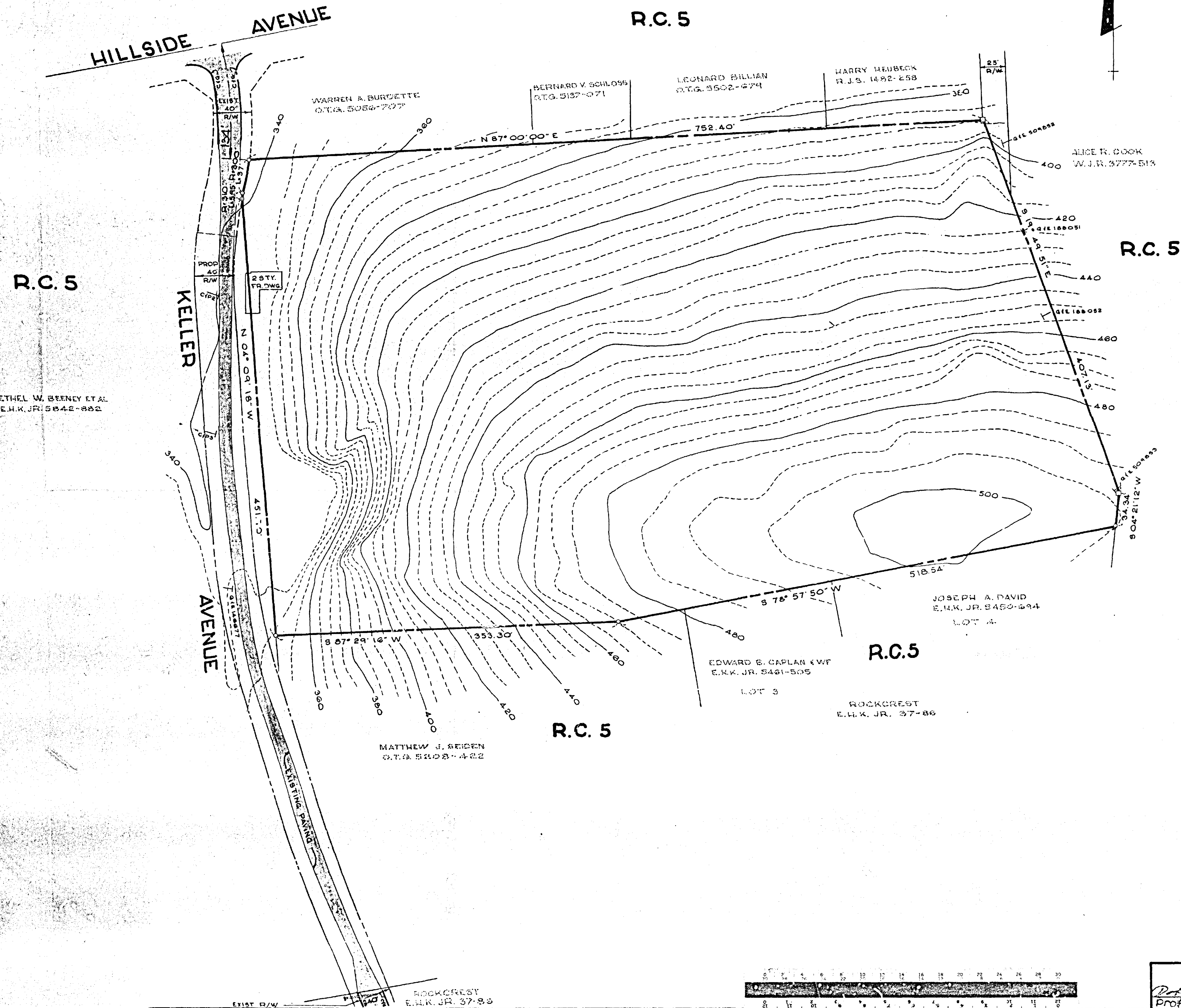


VICINITY MAP  
SCALE 1"=1000'

### GENERAL NOTES

1. EXISTING ZONING
2. GROSS ACREAGE
3. PROPOSED ZONING

R.C. 5  
9.60 Acs.  
DR.1



R.C.5

R.C. 5

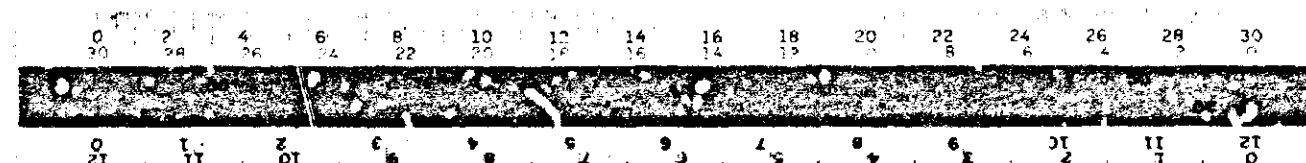
REVISIONS		DESCRIPTION
NO.	DATE	

**SPELLMAN, LARSON & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
SUITE 110, JEFFERSON BLDG., TOWSON, MD., 21204  
PHONE: 823-3535

**PLAN - for - REZONING**  
BILLIAN PROPERTY  
3RD ELECT. DIST. BALTO. CO., MD

**OWNER - DEVELOPER**  
Leonard Billian  
5610 N. Northumberland St.  
Pittsburg, Pa. 15207

SCALE: 1"=50' DES. BY: A.W.E.  
DATE: AUG 30, 1981 DRN. BY: M.C.M. SHT. 1 OF 1



*Robert E. Billian 4503*  
Prof. Land Surveyor Reg.

77132